136.0	0005	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,756,200 /	1,756,200
					USE VALUE:	1,756,200 /	1,756,200
					ASSESSED:	1,756,200 /	1,756,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSUR RONI & SABRINA M
Owner 2:	
Owner 3:	
Street 1:	18 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHIEFSKY MARK J -
Owner 2:	SAROTTE MARY E -
Street 1:	18 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,056 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Clapboard Exterior and 4018 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9056.000	1,125,100	8,600	622,500	1,756,200
Total Card	0.208	1,125,100	8,600	622,500	1,756,200
Total Parcel	0.208	1,125,100	8,600	622,500	1,756,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.13 | /Parcel: 437.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,023,700	8600	9,056.	622,500	1,654,800	1,654,800	Year End Roll	12/18/2019
2019	101	FV	871,500	8700	9,056.	657,100	1,537,300	1,537,300	Year End Roll	1/3/2019
2018	101	FV	185,000	5300	9,056.	484,200	674,500	674,500	Year End Roll	12/20/2017
2017	101	FV	185,000	5300	9,056.	463,400	653,700	653,700	Year End Roll	1/3/2017
2016	101	FV	185,000	5300	9,056.	428,800	619,100	619,100	Year End	1/4/2016
2015	101	FV	184,100	5300	9,056.	359,700	549,100	549,100	Year End Roll	12/11/2014
2014	101	FV	184,100	5300	9,056.	351,400	540,800	540,800	Year End Roll	12/16/2013
2013	101	FV	184,100	5300	9,056.	334,800	524,200	524,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10590

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHIEFSKY MARK	73369-361	1	9/30/2019		1,946,500	No	No		
24 EPPING STREE	70718-297		3/9/2018	Other	2,260,000	No	No		
MULDOON MARY M,	67483-299		6/23/2016		685,000	No	No		
	8712-356		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2017	774	Det. Gar	10,000	C				reframe garage wal
3/9/2017	249	Addition	300,000	O				gut+add2nd+half st
2/22/2017	173	Demoliti	4,000	C				
9/19/2016	1150	Inter-De	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2018	Measured	DGM	D Mann
2/1/2018	Permit Visit	DGM	D Mann
8/9/2017	Left Notice	HS	Hanne S
11/14/2008	Meas/Inspect	355	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
7/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9056		Sq. Ft.	Site		0	90.	0.76	10									622,511						622,500	

Total AC/HA: 0.20790 | Total SF/SM: 9056 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 622,511 | Spl Credit | Total: 622,500

User Acct

87694

GIS Ref

GIS Ref

Insp Date

02/01/18

!10590!

PRINT

Date	Time
12/11/20	00:52:53

LAST REV

Date	Time
09/29/20	13:42:34

apro

USER DEFINED

Prior Id # 1:	87694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1951	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97407401
Const Adj.:	1.34986496
Adj $ / SQ:	164.359
Other Features:	143408
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1127335
Depreciation:	2255
Depreciated Total:	1125080

COMMENTS

OF=SINK & TOILET IN BMT. SCUTTLE..

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

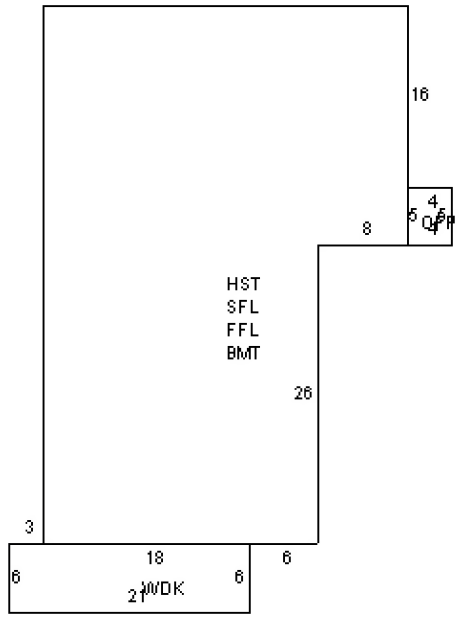
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	239.96
Special Features:	0	Val/Su Net:	240.30
Final Total:	1125100	Val/Su SzAd	347.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,296	71.500	92,659
FFL	First Floor	1,296	164.360	213,009
SFL	Second Floor	1,296	164.360	213,009
HST	Half Story	648	164.360	106,504
WDK	Deck	126	18.810	2,370
OFP	Open Porch	20	59.390	1,188

Net Sketched Area:	4,682			Total:	628,739
Size Ad	3240	Gross Are	5330	FinArea	4018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0005-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X19	A	AV	2017	20.98	T	1.6	101			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:	
				Total:	8,600